



LEGISLATIVE BRANCH ▪ CITY OF BINGHAMTON

Teri Rennia, City Council President
Angela Holmes, City Clerk

CITY COUNCIL WORK SESSION AGENDA City Council Work Room, 38 Hawley Street, Binghamton Monday January 6, 2014

The Work Session begins at 6:00pm. Times for RL(s)/Topics are approximate only and items may be considered earlier or later.

Time	Committee	Chair	RL(s)/Topic	Pages	Presenter
6:00pm	-----	-----	Discussion: Selection of City Council Appointee to Shade Tree Commission	1	Melissa Enoch, Kelly Saladis
	-----	-----	Discussion: Review Scoping Session Requirements for Update to Comprehensive Plan	2-9	
6:15pm	-----	-----	Discussion: Amending Permanent Resolution 13-31, HUD Payoff Schedule Amount from \$953,625 to \$953,875	10-13	Kenneth J. Frank
	-----	-----	Discussion: Procedures Regarding Intro. Local Law 13-4, Public Arts Commission	-----	
6:30pm	-----	-----	Discussion: Amending the Nuisance Abatement Ordinance to Assign Points for Failure to Register Rental Properties	-----	Councilwoman Rennia
	-----	-----	Discussion: Funeral Expenses for Police & Fire Employees Dying in Line of Duty	-----	
	-----	-----	Discussion: Comparing City of Binghamton & New York State Housing & Zoning Code Definitions	-----	

COMMITTEE REPORTS

Employees Committee: Berg (Chair), Webb, Papastrat

1. Potential amendments to residency requirements for City of Binghamton employees.
2. RL 13-225, "A Resolution amending the PBA Agreement from 2012-2014 regarding the salary grid for police officers hired after January 1, 2013".

Municipal & Public Affairs Committee: Motsavage (Chair), Webb, Matzo

Potential amendments to the City of Binghamton's noise ordinance regulations.

Public Works/Parks & Recreation Committee: Motsavage (Chair), Berg, Mihalko

Review the Traffic Signal Removal Study.

Richard E. Andrus
25 Corbett Avenue
Binghamton, NY 13903
(607) 722-9157
randrus@binghamton.edu

December 17, 2013

Binghamton City Council
38 Hawley Street
Binghamton, NY 13901

Members of the City Council:

I am writing to express my interest in being reappointed to the City of Binghamton Shade Tree Commission. I have served on the Commission since it was reinstated by Council in 2008. My most recent appointment was approved by Council on April 6th, 2011 for a two-year term that ends on December 31st, 2013.

I take great pride in my service to the community as a member and the current chair of the Shade Tree Commission. I believe that the Commission has made great strides in assisting the City of Binghamton with the management of its tree programs and with conveying the importance of the urban forest to the community. I look forward to continuing to serve the community in this manner with my fellow Shade Tree Commissioners.

I am happy to come before Council to answer any questions about this reappointment request. Please let me know in advance if that is requested of me.

Sincerely,

A handwritten signature in black ink that reads "Richard E. Andrus". The signature is written in a cursive, flowing style.

Richard E. Andrus
Associate Professor of Environmental Studies
Binghamton University



Department of Planning, Housing, & Community Development

Mayor, Richard C. David

TO: City Council Members
FROM: Melissa L. Enoch, Sustainable Development Planner
DATE: January 3, 2014
RE: Comprehensive Plan Update and Form-Based Code SEQR Scoping Session

As you are aware, the City received a grant from the Department of Housing and Urban Development (HUD) through the Community Challenge Grant Program (CCPG) in 2011 to aid in the update of the City's 2003 comprehensive plan and to update the City's zoning code with a form-based code for the Main and Court Streets Corridor. The Planning Department, with the assistance of its planning consultant, Interface Studio, has spent the last year working on an extensive public outreach campaign, Blueprint Binghamton. Based upon community feedback, recommendations have been created and draft components of the plan are underway. The draft plan is expected to be released in early February once the consultants have had incorporated feedback from the City's new administration.

STATE ENVIRONMENTAL QUALITY REVIEW (SEQR) ACT

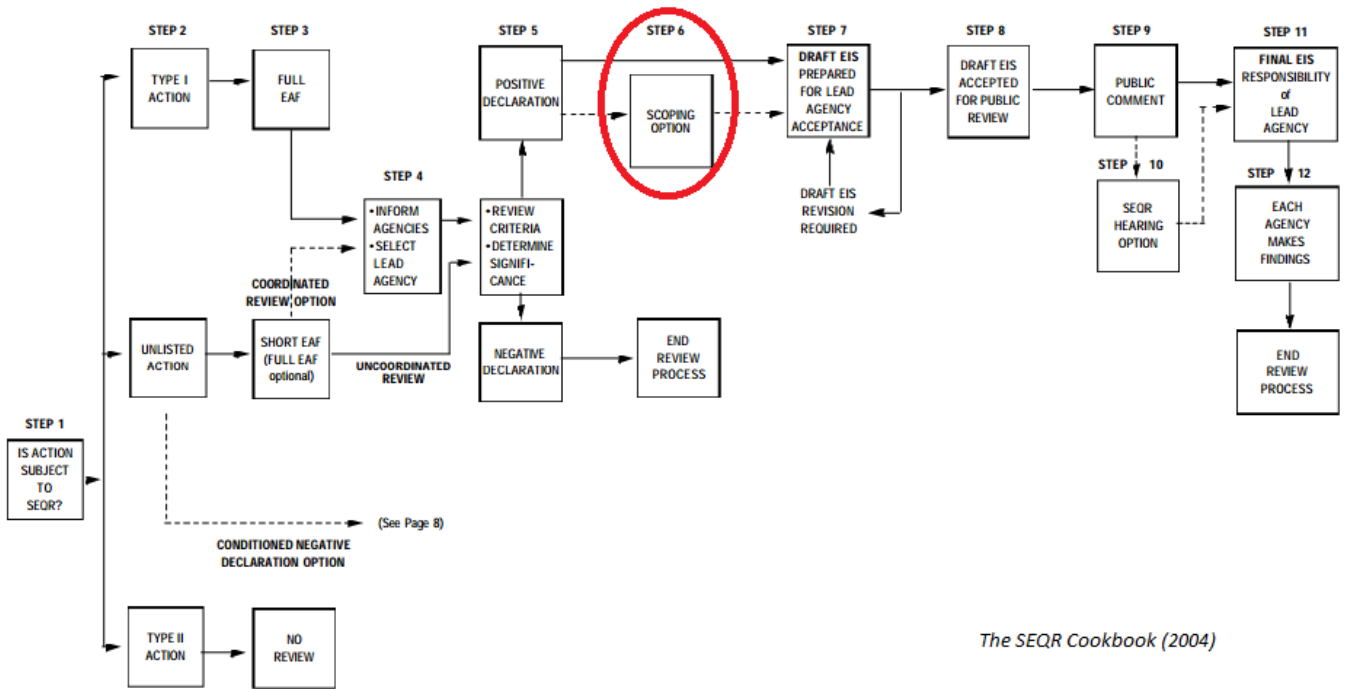
A municipality's adoption of a comprehensive plan is subject to SEQR and is classified as a Type I action in SEQR regulations. The Main and Court Corridor form-based code is also subject to SEQR, according to 6 NYCRR Section 617.4(b)(2) which states that "the adoption of changes in the allowable uses within any zoning district, affecting 25 or more acres of the district" is a Type 1 Action.

In October of 2013 City Council initiated the SEQR process for this project and carried out the following steps:

1. Determined that the action was subject to SEQR
2. Declared the action a Type I Action
3. Prepared a full Environmental Assessment Form (EAF)
4. Declared City Council's intent to act as Lead Agency
5. Accepted the positive declaration with the notice of intent to prepare a Draft Generic Environmental Impact Statement (GEIS)

The next step [see Figure 1] in the SEQR process for this type of action is to conduct a scoping session.

Figure 1



Overview of Scoping Session

A public scoping session is planned for January 22, to support the development of a written document that outlines the topics and analyses of potential environmental impacts, of the proposed adoption of the City of Binghamton Comprehensive Plan and Form Based Code, which will be addressed in the Draft Generic EIS.

It is important to note, that the purpose of the scoping session is to identify relevant issues that need to be discussed in the GEIS, not resolve them. The scoping meeting will not be a question and answer session, but is intended to provide people with an opportunity to provide input specific to scope and content of the GEIS. Written comments will also be accepted within 10 business days following the scoping session.

The session should begin with the City presenting a brief overview of the project. The session will provide individuals an opportunity to comment on the range of environmental topics to be analyzed in the DGEIS (identified in the draft Scoping document as attached) and to provide input as to the types and methodologies of analyses employed therein. Following the receipt of oral and written comments on the Draft Scoping Document, a Final Scoping Document will be prepared that reflects substantive comments received.

City of Binghamton, New York
Draft Scoping Document
For a Draft Generic Environmental Impact Statement
For the City of Binghamton Comprehensive Plan and Form Based Code

This document identifies the issues to be addressed in the Draft Generic Environmental Impact Statement (DGEIS) for the Draft City of Binghamton Comprehensive Plan Update, *Blueprint Binghamton*, and Form Based Code for the Main Street/Court Street corridor, hereinafter referred to as Update to the City of Binghamton Comprehensive Plan. This Draft Scoping Document contains the items described in 6 NYCRR Part 617.8 (f) (1) through (5).

Name of Action:	Anticipated Adoption of the City of Binghamton Update to the Comprehensive Plan (<i>Blueprint Binghamton</i>) (Draft)
Location:	City of Binghamton, New York
Lead Agency Contact:	Teri Rennia Council Member 3rd District Binghamton City Hall 38 Hawley Street Binghamton, NY 13901
Classification of Action:	Type 1 (see NYCRR 617.4(b)(1)): “the adoption of a municipality’s land use plan”
Scoping Meeting:	January 22, 2014 7pm-9pm
Written Scoping Comments:	Written public comments on the draft scoping document will be accepted by the Lead Agency until February 5, 2014.

Description of Proposed Action:

Pursuant to the New York State Environmental Quality Review Act (SEQRA), the proposed action is the anticipated adoption (June 2014) of an Update to the City of Binghamton Comprehensive Plan. The most recent Comprehensive Plan was adopted in 2003, and a comprehensive revision of the Zoning Code was adopted in 2006. Under the proposed action, the City of Binghamton is updating its Comprehensive Plan, titled *Blueprint Binghamton*. The Comprehensive Plan is a blueprint for the City's future that will provide specific goals and objectives for the growth and development of the City. The action includes review of existing conditions to identify needs and opportunities and implementation strategies for the City. The following elements are being considered for the plan update: land use and zoning, housing, environment and open space, infrastructure, transportation systems, community health and safety, floodplain management, economic development, and historic preservation. The second component of the proposed action is to conduct a thorough review of the zoning ordinance as it pertains to the Main Street/Court Street Corridor and craft a Form Based Code to guide investment and redevelopment along that corridor. The Form Based Code will create a more predictable process and outcome for the City and future developers and will require an amendment to the existing zoning ordinance.

As stated in the SEQR regulations, 6 NYCRR 617.10(a), a Generic EIS may be used to assess the environmental impacts of "an entire program or plan having area wide application." In addition, this section says that "Generic EISs may be broader and more general than site or project specific EISs." The broad focus of a GEIS aids in the identification and analysis of area-wide and cumulative effects of the action. As such, the DGEIS will address the area-wide impacts potentially resulting from the Plan's recommendations, and not localized, site-specific impacts.

Binghamton City Council declared its intent to act as Lead Agency, for purposes of SEQR, on December 6, 2013. The SEQR Positive Declaration and Notice of Intent to prepare a DGEIS were also accepted on December 6, 2013.

The DGEIS will contain the elements required in 617.9(b) and the following information:

COVER SHEET identifying:

- (1) The report as a Draft GEIS
- (2) The proposed action and its location
- (3) The name, address and telephone number of the Lead Agency and contact person
- (4) The name, address and telephone number of the preparer of the DGEIS; the date of the DGEIS submission and acceptance
- (5) Public hearing date and DGEIS comment period
- (6) Website where DGEIS and FGEIS will be posted, as required under state law.

Following the cover sheet, a list (name, address and telephone numbers) of all consultants involved in the project and a list of all interested parties will be provided.

TABLE OF CONTENTS, indicating the chapters of the DGEIS and page numbers, as well as lists of exhibits, tables and appendices (if any).

1.0 EXECUTIVE SUMMARY

- 1.1 Introduction
- 1.2 Description of the Proposed Action
- 1.3 Alternatives
- 1.4 Significant Impacts and Mitigation Measures
- 1.5 Interested/Involved Agencies
- 1.6 Required Reviews and Approvals

2.0 PROPOSED ACTION: COMPREHENSIVE PLAN UPDATE ADOPTION

- 2.1 Project Location
- 2.2 Project History
- 2.2 Project Purpose and Need
- 2.3 Goals of the Plan
- 2.4 Recommendations
- 2.5 Involved Agencies
- 2.6 Required Reviews and Approvals

3.0 ENVIRONMENTAL SETTING, IMPACTS AND MITIGATION

3.1 Economic Development

This section of the DGEIS will address existing conditions, potential impacts and mitigation measures for topics including: expansion of local businesses and jobs; redevelopment within Brownfield Opportunity Areas (BOAs); industrial preservation areas and gateway improvements.

- 3.1.1 Existing Conditions
- 3.1.2 Potential Impacts
- 3.1.3 Mitigation Measures

3.2 Housing

This section of the DGEIS will address existing conditions, potential impacts and mitigation measures for topics including: new residential zones (lower densities in flood-prone areas, mixed use); sites for new housing development; areas for neighborhood stabilization and green building and energy efficiency.

- 3.2.1 Existing Conditions
- 3.2.2 Potential Impacts
- 3.2.3 Mitigation Measures

3.3 Transportation

This section of the DGEIS will address existing conditions, potential impacts and mitigation measures for topics including: traffic safety and excessive/overbuilt roadways (removal of excessive infrastructure to reduce costs); alternative modes of transportation; green infrastructure for transportation projects and truck routes.

- 3.3.1 Existing Conditions
- 3.3.2 Potential Impacts
- 3.3.3 Mitigation Measures

3.4 Infrastructure and Water Resources

This section of the DGEIS will address existing conditions, potential impacts and mitigation measures for topics including: water resources, flood mitigation, stormwater management and water quality, water and energy conservation.

3.4.1 Existing Conditions

3.4.2 Potential Impacts

3.4.3 Mitigation Measures

3.5 Environment, Open Space and Recreation

This section of the DGEIS will address existing conditions, potential impacts and mitigation measures for topics including: land resources (topography, soils, habitat, waste reductions/management and sustainable goals); air quality and noise (tree canopy) and parks and recreation.

3.5.1 Existing Conditions

3.5.2 Potential Impacts

3.5.3 Mitigation Measures

3.6 Land Use and Zoning

This section of the DGEIS will address existing conditions, potential impacts and mitigation measures for topics including: future land use, new zoning classifications, recommended changes to zoning code to support future land use, and proposed form based code for the Main Street/Court Street corridor.

3.6.1 Existing Conditions

3.6.2 Potential Impacts

3.6.3 Mitigation Measures

3.7 Historic, Cultural and Visual Resources

This section of the DGEIS will address existing conditions, potential impacts and mitigation measures for topics including: historic preservation of commercial buildings and historic preservation of residential areas.

3.7.1 Existing Conditions

3.7.2 Potential Impacts

3.7.3 Mitigation Measures

4.0 OTHER ENVIRONMENTAL IMPACTS

4.1 Unavoidable Adverse Environmental Impacts

4.2 Irreversible and Irretrievable Commitment of Resources

4.3 Growth-Inducing, Cumulative and Secondary Impacts

4.4 Effects on the Use and Consumption of Energy

5.0 ANALYSIS OF ALTERNATIVES

5.1 No Action

6.0 SUBSEQUENT SEQR ACTIONS

6.1 Recommendations Proposed by the Comprehensive Plan and Form Based Code
Potentially Requiring Future Site-Specific SEQR Review

LIST OF FIGURES

1-1	Regional Location Map
1-2	Main/Court Street Corridor Map
3.1-1	Brownfield Opportunity Areas (BOAs)
3.1-2	Industrial Preservation Areas
3.2-1	Student Housing Areas
3.2-2	Special Purpose Districts
3.2-3	Areas for Neighborhood Stabilization
3.3-1	Road Map
3.3-2	Removal of Excessive Infrastructure
3.3-3	Public Transit Map
3.3-4	Bike/Pedestrian Routes
3.4-1	Water Resources and Floodplains
3.4-2	Stormwater Management
3.5.4-1	Parks and Open Space
3.5.4-2	Trails
3.6.1-1	Existing Zoning Map
3.6.1-2	Existing Land Use Map
3.6.1-3	Proposed Land Use Map
3.6.1-4	Form Based Code for Main Street/Court Street Corridor
3.7-1	Historic Assets

LIST OF TABLES

TBD as needed to support the text analyses.



THE COUNCIL OF THE CITY OF BINGHAMTON
STATE OF NEW YORK

Date: March 20, 2013

Sponsored by Council Members: Webb, Motsavage, Matzo, Rennia, Mihalko, Berg, Papastrat

Introduced by Committee: Finance

RESOLUTION

entitled

A RESOLUTION PLEDGING THE FULL FAITH
AND CREDIT OF THE CITY OF BINGHAMTON
TO PAY THE REMAINING PRINCIPAL
BALANCE OF \$953,625.00 AND INTEREST
FOR NOTE B-82-MC-36-0101 TO THE U.S.
DEPARTMENT OF HOUSING AND URBAN
DEVELOPMENT OR ITS FISCAL AGENT

WHEREAS, the City of Binghamton is the Borrower pursuant to a Contract for Loan Guarantee Assistance Under Section 108 of the Housing and Community Development Act of 1974 (Public Law 93-383), together with numerous loan Contracts and Notes, and amendments thereto, under Note No. B-82-MC-36-0101 from the U.S. Department of Housing and Urban Development ("HUD") for development of the Regency Hotel; and

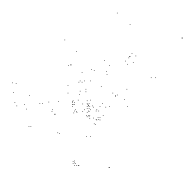
WHEREAS, in addition to the Borrower's obligation to pay the loan, collateral for the loan includes "All allocations or grants which have been made or for which the Borrower may become eligible under Section 106 of the Act, as well as any grants which are or may become available to the Borrower pursuant to Section 108(q); "Program income, as defined at 24 CFR 570.500(a)(or any successor regulation), directly generated from the use of the Guaranteed Loan Funds"; and the real property and improvements comprising the Regency Hotel; and

WHEREAS, after application of all program income and proceeds of sale from the Regency Hotel there will be a balance due and owing of \$953,625.00 under Note B-82-MC-36-0101 on August 1, 2014; and

WHEREAS, in lieu of deducting such balance due and owing from the City's allocation or grants under Section 106 of the Act, as well as any grants which are or may become available to the Borrower pursuant to Section 108(q), the City has requested an opportunity to pay the balance due and owing to HUD or its Fiscal Agent in installments for up to ten (10) years starting on August 1, 2014; and

WHEREAS, in support of the City's request to extend payment of the a balance due and owing over a ten (10) year period, the Council of the City of Binghamton wishes to confirm the debt and to Pledge the Full Faith and Credit of the City to pay the a balance due and owing.

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**THE COUNCIL OF THE CITY OF BINGHAMTON
STATE OF NEW YORK**

Date: March 20, 2013

NOW, THEREFORE, the Council of the City of Binghamton, duly convened in regular session, does hereby:

RESOLVE that the Council of the City of Binghamton hereby confirms (i) on August 1, 2014 there will be a balance due and owing of \$953,625.00 and interest under Note B-82-MC-36-0101; (ii) the City of Binghamton is responsible to pay this debt; and (iii) the Council of the City of Binghamton hereby Pledges the Full Faith and Credit of the City of Binghamton to pay the balance due and owing to HUD or its Fiscal Agent; and be it further

RESOLVED that to protect the City's allocation or grants under Section 106 of the Act, as well as any grants which are or may become available to the Borrower pursuant to Section 108(q), the City requests an opportunity to pay the balance to HUD or its Fiscal Agent in installments for up to ten (10) years starting on August 1, 2014.

I hereby certify the above to be a true copy
of the legislation adopted by the Council
of the City of Binghamton at a meeting
held on 3/20/13. Approved by the
Mayor on 3/21/13.



Introductory No. R13-31

Permanent No. R13-31

Sponsored by City Council Members:
Webb, Motsavage, Matzo, Rennia, Mihalko, Berg,
Papastrat

A RESOLUTION PLEDGING THE FULL FAITH AND CREDIT OF THE CITY OF BINGHAMTON TO PAY THE REMAINING PRINCIPAL BALANCE OF \$953,625.00 AND INTEREST FOR NOTE B-82-MC-36-0101 TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT OR ITS FISCAL AGENT

The within Resolution was adopted by the Council of the City of Binghamton.

March 20, 2013
Date
Chadla Holmes
City Clerk

MARCH 21, 2013
Date Presented to Mayor

Date Approved _____
Mayor Matthew T. Ryan

	Ayes	Nays	Abstain	Absent
Motsavage	✓			
Mihalko	✓			
Rennia	✓			
Webb	✓			
Papastrat	✓			
Matzo	✓			
Berg				✓
Total	5	0	0	1

Code of the City of Binghamton

	<input checked="" type="checkbox"/> Adopted	<input type="checkbox"/> Defeated			
6	Ayes	0	Nays	0	Abstain
					1 Absent